

Rent Rolls

Tacoma Rhodes Center - Current Tenants, Space, & Rates

NRSF Broadway 98,258 Garage 215,520
Market 98,873 Total All 412,651

Tenant Name	Lease #	Total Square Feet Rented	Office/Retail Space Break Down	Storage Space	Vacant RSF	Current Market Rate	Lease Start Date	Lease Expiration Date	Current Base Rent \$	Leased Storage Rent \$	Monthly Leased Parking	Monthly Leasehold Tax	Monthly Gross Revenue	Total Cost per SF
BROADWAY BUILDING														
Court of Appeals	PMO 04-0009	29,597					7/1/2008	6/30/2009	\$43,938.11	\$1,164.00	\$3,710.00	\$0.00	\$48,812.11	\$19.34
- 3rd & 4th Floor			27,269											
- Market, 2nd floor (storage)				2,328									Storage PSF:	\$6.00
Court of Appeals		29,597					7/1/2009	6/30/2010	\$47,231.26	\$1,164.00	\$4,240.00	\$0.00	\$52,635.26	\$20.78
- 3rd & 4th Floor			27,269											
- Market, 2nd floor (storage)				2,328									Storage PSF:	\$6.00
Court of Appeals		29,597					7/1/2010	6/30/2015	\$48,266.00	\$1,241.60	\$5,300.00	\$0.00	\$54,807.60	\$21.24
- 3rd & 4th Floor			27,269											
- Market, 2nd floor (storage)				2,328									Storage PSF:	\$6.40
Court of Appeals		29,597					7/1/2015	6/30/2020	\$55,174.00	\$1,552.00	\$6,890.00	\$0.00	\$63,616.00	\$24.28
- 3rd & 4th Floor			27,269											
- Market, 2nd floor (storage)				2,328									Storage PSF:	\$8.00
Labor & Industries	PMO 00-0044	29,239					7/1/2007	6/30/2009	\$41,422.00	\$0.00	\$4,400.00	\$0.00	\$45,822.00	\$17.00
- Mezzanine			10,837											
- 2nd floor (entire floor)			17,412											
- 3rd Floor			990											
Labor & Industries		29,239					7/1/2009	6/30/2011	\$43,858.50	\$0.00	\$4,400.00	\$0.00	\$48,258.50	\$18.00
- Mezzanine			10,837											
- 2nd floor (entire floor)			17,412											
- 3rd Floor			990											
Pastrami's New York Eatery & Espresso*	PMO 04-0040	1,604					4/1/2007	3/31/2009	\$1,672.17	\$0.00	\$0.00	\$214.71	\$1,886.88	\$12.51
- 1st Floor, Suite 1														
Pastrami's New York Eatery & Espresso*		1,604					4/1/2009	3/31/2011	\$1,805.84	\$0.00	\$0.00	\$231.87	\$2,037.71	\$13.51
- 1st Floor, Suite 1														
Tacoma Farmer's Market	PMO 07-0047	177					6/1/2007	5/31/2009	\$103.25	\$0.00	\$0.00	\$13.25	\$116.50	\$7.00
- Suite 104														
- Storage during season (300 SF - no charge)														
Transportation (DOT)	PMO 05-0018	10,713					4/1/2006	2/28/2011	\$17,976.00	\$257.25	\$1,050.00	\$0.00	\$19,283.25	\$21.00
- Suite 501			10,272											
- Market, Storage				441									Storage PSF:	\$7.00
WSECU	PMO 01-0054	2,500					7/1/2008	6/30/2010	\$3,750.00	\$0.00	\$400.00	\$481.50	\$4,631.50	\$18.00
- Lobby, 1st floor														
Vacant - Retail 1st Floor, A					3,842	\$21.00								

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Vacant - Retail 1st Floor, B					3,337	\$21.00								
Vacant - 3rd Floor, C					3,908	\$18.00								
Total Broadway Building (6 leases)		73,830	71,061	2,769	11,087				\$108,861.53	\$1,421.25	\$9,560.00	\$709.46	\$120,552.24	\$19.27
MARKET STREET BUILDING														
A. W. Schell Electrical Services - Suite 100 (Market Street Garage)	PMO 06-0014	3,009						4/30/2008	\$1,003.00	\$0.00	\$210.00	\$155.74	\$1,368.74	\$4.00
MONTH TO MONTH LEASE														
Auditor, Office of the State - Suite 560 - Office adjacent to Suite 560	PMO 01-0055	4,842		4,070 772			7/1/2006	12/31/2008	\$6,597.23	\$0.00	\$420.00	\$0.00	\$7,017.23	\$16.35
IN CURRENT NEGOTIATIONS FOR AN ADDITIONAL 5 YEAR TERM														
Blind, Dept. of Services for the - Suites 508 & 548	PMO 03-0115	2,503					1/1/2008	12/31/2009	\$3,754.50	\$0.00	\$720.00	\$0.00	\$4,474.50	\$18.00
Blind, Dept. of Services for the - Suites 508 & 548		2,503					1/1/2010	12/31/2011	\$4,171.66	\$0.00	\$800.00	\$0.00	\$4,971.66	\$20.00
Board of Industrial Insurance Appeals - Suite 424	PMO 07-0039	6,035					7/1/2007	6/30/2009	\$7,795.21	\$0.00	\$0.00	\$0.00	\$7,795.21	\$15.50
Board of Industrial Insurance Appeals - Suite 424		6,035					7/1/2009	6/30/2012	\$9,555.42	\$0.00	\$0.00	\$0.00	\$9,555.42	\$19.00
CiviGenics, Inc. - Suite 500 - Suite 501A	PMO 05-0014	4,092		3,306 786			7/1/2007	6/30/2009	\$6,138.00	\$0.00	\$360.00	\$834.34	\$7,332.34	\$18.00
Pierce County, Dept. of Assigned Counsel - 3rd floor (entire floor) - Suite 442 & 444 - 2nd floor (storage only)	PMO 04-0147	23,429		16,084 6,734			1/1/2006	12/31/2008	\$28,522.50	\$253.75	\$4,900.00	\$0.00	\$33,676.25	\$14.61
				609									Storage PSF:	\$5.00
Pierce County, Dept. of Assigned Counsel - 3rd floor (entire floor) - Suite 442 & 444 - 2nd floor (storage only)		23,429		16,084 6,734			1/1/2009	12/31/2011	\$30,424.00	\$304.50	\$4,900.00	\$0.00	\$35,628.50	\$15.58
				609										
Fitzer, Bertha - 2nd floor (storage only)	PMO 07-0006	269		269			1/1/2007	12/31/2009	\$0.00	\$134.50	\$0.00	\$17.26	\$151.76	\$6.00
GA - DSS Food Programs - Suite 468	PMO 05-0006	1,113					5/1/2005	6/30/2009	\$1,484.00	\$0.00	\$270.00	\$0.00	\$1,754.00	\$16.00
Health, Department of - 2nd floor (storage only)	PMO 07-0050	2,732					11/1/2007	10/31/2012	\$0.00	\$1,366.00	\$0.00	\$0.00	\$1,366.00	\$6.00
Law Office of Nate Mannakee	PMO 02-0088	1,360	Moving out - December 2008				3/1/2008	11/30/2008	\$2,040.00	\$0.00	\$240.00	\$292.75	\$2,572.75	\$18.00

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- Suite 416														
Law Office of Peggy Herman	PMO 06-0007	383					7/31/2008	6/30/2009	\$510.66	\$0.00	\$0.00	\$65.56	\$576.22	\$16.00
- Suite 488														
New Song Church (after hours pkg only)	PMO 06-0018	0	Lease Cancelled effective 12/1/08				12/1/2007	11/30/2008	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Social & Health Services, Dept. of	PMO 07-0038	5,836		5,836			8/1/2007	7/31/2012	\$0.00	\$2,674.83	\$0.00	\$0.00	\$2,674.83	\$5.50
- 2nd floor (storage only)			GAVE 60-DAY NOTICE TO MOVE OUT											
Pierce County, Facilities Management	SRA 08-0067	0					9/1/2008	3/31/2009	\$0.00	\$0.00	\$885.00	\$0.00	\$885.00	\$0.00
- Parking (Market Street Garage)														
U.S. Department of GSA - Customs														
- 6th floor		5,564					11/1/2008	10/31/2013	\$9,660.31	\$0.00	\$420.00	\$0.00	\$10,080.31	\$21.74
- 7th floor		4,857					11/1/2008	10/31/2013	\$7,585.22	\$0.00	\$420.00	\$0.00	\$8,005.22	\$19.78
Vacant - Office, 4th Floor					1,087	\$18.00								
Vacant - Office, 5th Floor					1,053	\$18.00								
Vacant - Office, 6th floor					1,955	\$18.00								
Vacant - Office, 7th floor					779	\$18.00								
Total Market Building (14 leases)		66,024	31,752	6,714	4,874				\$75,090.63	\$4,429.08	\$8,845.00	\$1,365.65	\$89,730.36	\$17.40
Total Broadway & Market (20 leases)		139,854	102,813	9,483	15,961				\$183,952.16	\$5,850.33	\$18,405.00	\$2,075.11	\$210,282.60	\$18.33

of Tenants = 20 Does not include 4,500 SF of office space occupied by GA Facilities Office and Security Office in Market Building

All leases are full serviced to include: janitorial, security, utilities

Total cost per square foot does not include parking

of Parking Stalls as of August 2007

538

*Per Lease: "Rental rate increases at each renewal will be limited to no more than 25% of the current rental rate."